

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* Immaculate, well designed ground Floor luxury two bed apartment
- \* Communal entrance with security intercom
- \* Open plan modern living space
- \* Fitted kitchen with integrated appliances
- \* En suite and family bathroom
- \* Well maintained communal grounds



***Apt YORK HOUSE, JOCKEY ROAD SUTTON COLDFIELD, B73 5PU £185,000***

Offering an immaculate and well-designed two bedroom ground floor luxury apartment offering vacant possession and no upward chain. The property is situated within the royal town of Sutton Coldfield a highly respected location perfectly located for all amenities including walking distance of Sutton town centre and Boldmere with all the bars, shops and restaurants, public transport facilities including access to network rail, which is within 10 minutes walk from the apartment, bus links and the Midlands motorway service. Also very close to recreational facilities including Sutton Park and Wyndley Leisure centre and with accommodation briefly comprising; Ground floor; Communal entrance with security intercom, hall with large storage cupboard suitable for a washing machine/tumble dryer., open plan modern living space with fitted kitchen and integral appliances, two bedrooms (master bedroom with ensuite shower room) and family bathroom. Outside; well-maintained communal grounds and allocated parking. Double glazing and electric heaters (where specified).

**GROUND FLOOR COMMUNAL ENTRANCE:** having security intercom system and door leading to number 2,

**HALL:** having electric heater, intercom security system, wood effect laminate flooring,

**USEFUL STORAGE CUPBOARD:** (ideal to house washing machine and tumble dryer), inset lighting,

**OPEN PLAN LIVING SPACE/FITTED KITCHEN:** 19'4" max / 17'8" min x 17'10"max/15'11" having 2 double glazed windows to front and double glazed bay window to front and side, 2 x electric heaters, wood effect laminate flooring flowing to kitchen area, with a range of wall and base cream storage units CDA electric oven , electric hob and extractor fan over, tiled splash backs, double bowl single drainer sink unit with mixer tap, integrated dish washer, fridge and freezer and inset lighting,

**BEDROOM 1 (FRONT):** 18'05" max / 10'02" min x 9'10" max / 5'07" min, having double glazed window, wood effect laminate flooring, electric heater and door leading to,

**ENSUITE:** having a fully tiled walk in shower cubicle, wash hand basin, WC, chrome towel rail, extractor fan, grey tiled flooring,

**BEDROOM 2:** 12'06" max / 9'10" min x 10'09", having wood effect laminate flooring, double glazed window and electric heater,

**BATHROOM:** having panelled bath and shower over in fully tiled surround, shower screen, WC, wash hand basin, chrome towel rail, inset lighting and extractor fan.

**OUTSIDE:** There is a secure electric gate with allocated parking to the rear of the property, approached via Goldieslie Road, well maintained grounds with borders containing shrubs.



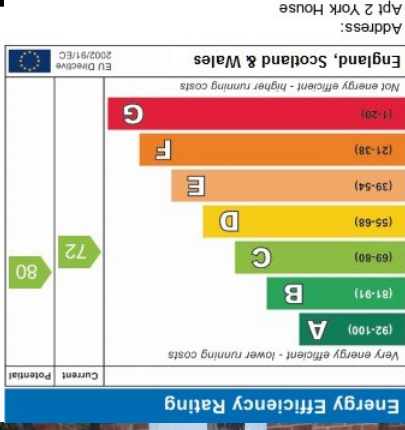


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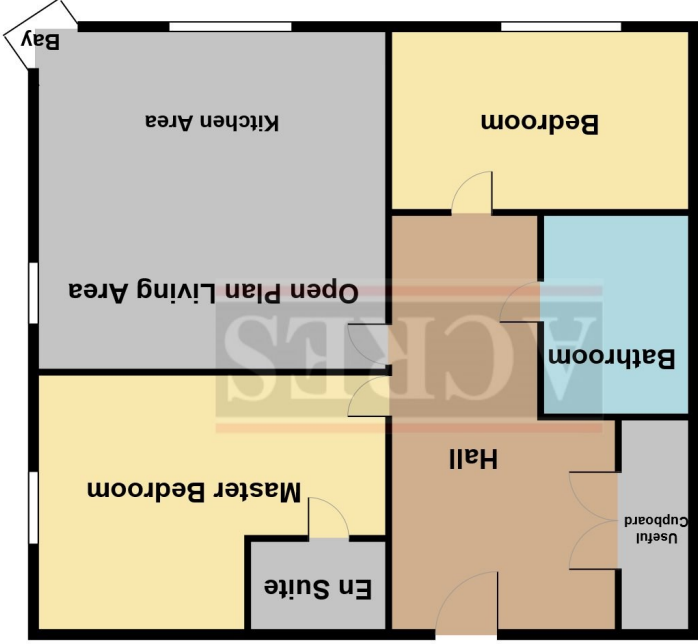


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Apt 2 York House, 47 Jockey Road, Sutton Coldfield



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

**TENURE:**

We have been informed by the vendors that the property is **LEASEHOLD** please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND: D**  
**VIEWING: As per sales particulars.**  
**FIXTURES & FITTINGS: Recommended via Acres on 0121 321 2101.**

**LOCATION:**

Accessed off Birmingham Road